



Tel.: 941-746-8161 Fax: 941-746-8167
office@claudiasmh.com | www.claudiasmh.com



Miguel Fleischauer

Sales Associate
miguel.fleischauer@claudiasmh.com
(954) 549-5739

LOT 37

Palm Haven & East Pine Ridge
4791 SW 82nd Ave, Davie, Florida 33328

Price: \$52,000

This is a MUST SEE! Can come furnished with full or close to full asking price. Sellers are motivated to sell; all reasonable offers considered. This home has been renovated with highest quality materials (no expense spared) and includes new bay windows, granite countertops and a water view tops off this bright and clean ambiance. Includes all kitchen appliances and washer and dryer. This 2-1 includes an extension room which could be used as a 3rd bedroom and has it's own front door entrance. Safe and family oriented neighborhood, close to everything. New community pool with upgrades to come. Grade A schools all around. Close to Publix (walking distance) Walmart, Target, and many restaurants/shopping along with the World Famous Hard Rock Casino (4 miles) for entertainment! Don't forget about the Hard Rock Stadium for football games (11 miles) and the BB&T center for concerts and hockey (12 miles) and only 11 miles from some of the nicest beaches in Florida. This is an ALL AGE community in a very clean and safe neighborhood. LOWEST LOT RENT around of \$730.09 a month which includes garbage, bulk pickup, and lawn care. Dogs and Cats ALLOWED.

PROPERTY FEATURES

Available from:	25-09-2020	Porch 1 Raised :	Yes	Dishwasher:	Yes
Sign location:	Yard	Porch 1 Screened:	No	Disposal:	Yes
Title location:	Owner	Porch 1 Vinyl sliders:	No	Washer:	Yes
Owner financing:	No	Porch 1 Enclosed:	No	Dryer:	Yes
Park Monthly Fee:	\$730	Porch 2 Size:	11x8	Washer & Dryer Loc.:	House
Monthly Fee Includes:	Mowing ,Trash	Porch 2 raised:	Yes	Hook-up Loc.:	House
Share available:	No	Porch 2 Screened:	No	Electric:	Circuit Breaker
Sublease:	No	Porch 2 Vinyl sliders:	No	Electric Meter Loc.:	outside
Waterfront:	Yes	Porch 2 Enclosed:	No	Electric Service Loc.:	outside
Gulf access:	No	Roof:	Rubber Membrane	Heating:	Central
Dock:	No	Siding:	Vinyl	Cooling:	Central
Year built:	1977	Skirting:	Vinyl	Thermostat Loc.:	window ac
Make:	SCHU	Pool:	Yes	Water:	Municipal
House length (ft):	56	Pool Heated:	Yes	Water Turn-On Loc.:	outside
House width (ft):	13	Pets allowed:	Yes	Water Heater:	Electric
Add-on:	Yes	Furnished:	Partially	Water Heater Loc.:	bathroom
Carport:	1 car	Fridge Type:	Icemaker	Termite Contract:	No
Porches:	2	Stove:	Electric	Pest Control Contract:	No
Porch 1 Size:	8x8	Microwave:	Yes		

INVENTORY LIST

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED

